

August 3, 1967

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: ZONING REFERRALS

ZONING COMMISSION

Re: Text Amendment Application No. 8
Oliver F. Ames & Lawrence T. Perera
18 & 279 Marlborough St., Boston

The petitioners seek to amend the Text of the Boston Zoning Code by striking out Use Item No. 16 respecting Educational Institutions and inserting in place thereof the following:

16. a) Elementary or secondary school, attendance at which satisfies the requirements of the compulsory education laws of the Commonwealth of Massachusetts A*A*A* / A*A+ / C C F
- b) College or university granting degrees by authority of the Commonwealth of Massachusetts A*A*# / A*A+ / C C F
- # A* in H-1, H-2, H-2-65,
H-3 and H-4, C in H-5.

*Provided that no play space or parking area is nearer any lot line than the front yard depth required by this code for the lot, and that the requirements of St. 1956, c. 665, s. 2, where apt, are met.

+Subject to St. 1956, c. 665, s. 2.

In general, the proposed amendment is intended to regulate the further expansion of higher educational institutions in the Back Bay area (the only H-5 district in Boston) by making colleges and universities a Conditional use rather than a permitted use. The Back Bay Project Director has reported favorably and therefore, approval is recommended.

VOTED: That in connection with Text Amendment Application No. 8, by Oliver F. Ames and Lawrence T. Perera of Back Bay, seeking to make colleges and universities a Conditional use in an H-5 district (Back Bay), the change is favorable in order to regulate further expansion of higher educational institutions in the Back Bay area. Boston Redevelopment Authority recommends approval.

Zoning Commission 8/2/67

2.

Re: Text Amendment Application No. 9
Edward J. Logue, Development
Administrator,

At its June 9, 1967 meeting, the Boston Redevelopment Authority authorized the Development Administrator to petition the Zoning Commission to make these four amendments to the Zoning Code.

The first and third of these amendments would facilitate development of BRA disposition sites and public housing sites by establishing the Urban Renewal Zoning Sub-districts and by excepting them from most dimensional controls of the Zoning Code. Use regulations, maximum floor area ratio, and off-street parking requirements would still apply to such development.

The second of these amendments would permit minor retail and service shops within BRA disposition site housing, and public housing.

The fourth of the amendments would give the Board of Appeal firm legal grounds for granting variances to facilitate redevelopment and public housing.

The wording of the amendments according to the petition of Edward J. Logue is verbatim as voted by the Boston Redevelopment Authority on June 9, 1967.

VOTED: That in connection with Text Amendment No. 9, by Edward J. Logue, Development Administrator, with the authorization of the Boston Redevelopment Authority, seeking four amendments to the Zoning Code for the purpose of improving coordination between the design review process of BRA and BHA with that of Zoning, the Boston Redevelopment Authority recommends approval of these amendments. Their adoption will expedite needed urban renewal and public housing construction while assuring that such construction furthers the objectives both of the Zoning Code, and urban renewal or public housing plans of the City of Boston.